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Secretary

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Minutes

Board of Elevator Regulations
One Ashburton Place, 13th Floor
December 1, 2015 - 1:00PM

Board Members Present:

Edward Sandell, Chairman
David Gaudet, Member
Cheri Davis, Member
David Morgan, Member
John O'Donoghue, Member
Tom Riley, Member

Board Members Absent:

Michael Nicoloro, Member
Harold McGonagle, Member

Guests Present:

Robert J. McCarthy (MBTA)
Michael Baskin (LBA)
John Doherty (MBTA)
Bill Fellows (Source Equipment)
Ralph Perelis (Campanelli)
Al Juzukoivis (Otis Elevator)
Eric Rubin (City of Malden)
Ethan J. Clough (DPS)

1. The Board of Elevator Regulations ("Board") reviewed the Meeting Minutes from November 17, 2015. A **motion to approve these minutes as amended was made by Tom Riley, seconded by David Morgan. 6-0 Vote: Granted**

The Board discussed the following:

2. **316 Huntington Avenue – Boston, MA 01226**

ELV Section 13.01

Owner: YMCA

Petitioner: Justin Rose

The petitioner was rescheduled to December 15, 2015.

3. **200 Pleasant Street – Malden, MA (105-P-134)**

Top of Car Wire Rope Fastening

Owner: City of Malden

Petitioner: City of Malden

The petitioner came before the Board in response to an Inspector's Report. The unit, 165-P-134, was cited for "Top of Car Wire Rope Fastening". The petitioner is requesting that the Board abate the work order because the building is being demolished in the coming months. The petitioner was not sure when the demolition is scheduled. The Inspector's Report did not have a specific code citation. Edward Sandell agreed to conduct a site visit to determine if the violation is a life-safety issue. David Gaudet made a motion to place this variance on hold while the DPS determines the code section of the violation.

Motion by: David Gaudet

Seconded by: Cheri Davis

Vote: 6-0; Granted

4. One Heritage Drive – Quincy, MA (243-P-219)

A17.1-2004 326.9

Owner: Campanelli Companies

Petitioner: Ronald Billings

The petitioner came before the Board seeking a variance from an Inspector's Report. The report stated that the elevator door open button did not open on low oil. The petitioner stated that when this unit is on low oil the elevator comes down and the door opens only once, but the inspector was expecting it to open twice. The controller was designed with two options (1) the doors open once (2) the doors stay open. The issue with having the doors stay open is the controller will have a hard shutdown and create a tripping hazard because the unit would not level with the floor. The petitioner mentioned that the unit might undergo a modernization. A motion was put forth by David Gaudet to grant the variance for low oil protection under A17.1-2004 3.26.9 for the in car Door-Open Button not to remain operable as long as unit #243-P-219 retains the current Swift Controller. The motion was seconded by Dave Morgan

Motion by: David Gaudet

Seconded by: Dave Morgan

Vote: 6-0, Granted

5. 24 Massachusetts Avenue – Lunenburg, MA

ASME A17.1-1996 Part XX 2000.7a

Owner: Source Equipment

Petitioner: Bill Fellows

The petitioner is requesting a variance to exceed the 12-foot vertical travel limit on a proposed wheelchair lift. The petitioner is requesting a variance to allow a vertical travel distance of 13-feet. The Board confirmed with the petitioner that the unit is in compliance with all other codes. A motion was put forth by David Gaudet to grant the variance from ASME A17.1-1996 Part XX 2000.7a to allow a vertical travel distance of 13-feet on the proposed wheelchair lift. The motion was seconded by Cheri Davis.

Motion by: David Gaudet

Seconded by: Cheri Davis

Vote: 6-0, Granted

6. 85 East Central Street – Natick, MA

ASME A17.1-1996 Part XX 2000.7a

Owner: Source Equipment

Petitioner: Bill Fellows

The petitioner is requesting a variance to exceed the 12-foot vertical travel limit on a proposed wheelchair lift. The petitioner is requesting a variance to allow a vertical travel distance of 13-feet. The Board confirmed with the petitioner that the unit is in compliance with all other codes. A motion was put forth by David Gaudet to grant the variance from ASME A17.1-1996 Part XX 2000.7a to allow a vertical travel distance of 13-feet on the proposed wheelchair lift. The motion was seconded by Cheri Davis.

Motion by: David Gaudet

Seconded by: Cheri Davis

Vote: 6-0, Granted

7. MBTA South Acton Commuter Rail Station (10 Central Street – Acton, MA)

ASME A17.1-2004 § 2.1.5

Owner: MBTA

Petitioner: John Doherty

The petitioners came before the Board seeking a variance from the requirement of 524 CMR 35.00 "Safety Code for Elevators and Escalators and the Massachusetts Modifications of that code paragraph 2.1.5 which

prohibits windows in hoistway walls and elevator cars. The petitioners stated that the MBTA is required to provide maximum transparency of elevators to promote safety by means of visibility. A motion was put forth by Cheri Davis to grant the variance for units #3-P-113 & #3-P-114 to allow glass in hoistway under 524 CMR 35 § 2.1.5; and these units meet ASME A17.1-2004

Motion by: Cheri Davis

Seconded by: John O'Donoghue

Vote: 6-0, Granted

8. Interpretation Re: Stockbridge Library

ASME A17.1-2004 2.1.4

Owner: Katherine O'Neil

Petitioner: Matthew Merli

The petitioners are requesting an interpretation for a new elevator located at Stockbridge Library. It is a new hydraulic elevator with an adjacent machine room at the lowest level. A vent exists at the top of the hoistway and travels horizontally approximately 38-feet and vertically 10-inches; and then connects to a louver. The petitioners stated that the elevator installed meets A17.1-2004 § 2.1.4 (8). The petitioners were advised by the DPS that a fan might need to be installed, but the code does not reference a need for a fan with backup power. The unit does not have a backup generator on site. A motion was put forth by David Gaudet to place this Interpretation on hold until the petitioners provide the Board with a letter from a Licensed Mechanic Engineer stating that the Control of Smoke and Hot Gases will be accomplished with their design. If the letter states that this design meets the code, then the petitioners are exempt from a variance. The motion was seconded by Tom Riley.

Motion by: David Gaudet

Seconded by: Tom Riley

Vote: 6-0, Placed on Hold

9. Code Review

The Board discussed how they will move forward with the adoption of ASME A17.1-2013.

Matters Not Reasonably Anticipated 48 Hours in Advance of Meeting

Exhibit List:

Exhibit 1: Meeting Minutes from November 17, 2015

Exhibit 2: Variance Petition – 200 Pleasant Street – Malden, MA

Exhibit 3: Variance Petition – One Heritage Drive – Quincy, MA

Exhibit 4: Variance Petition – 24 Massachusetts Avenue – Lunenburg, MA

Exhibit 5: Variance Petition – 85 East Central Street – Natick, MA

Exhibit 6: Variance Petition – MBTA South Acton Commuter Rail

Exhibit 7: Interpretation Re Stockbridge Library

Exhibit 8: Code Review

Motion to Adjourn by Tom Riley, seconded by David Gaudet. Hearing concluded at 4:00 p.m.

Prepared by: Ethan J. Clough